

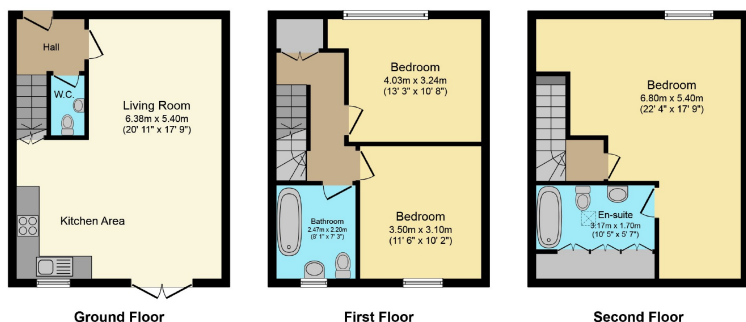


## 2 Pelican Court

Raven Lane, Ludlow, Shropshire, SY8 1TX

This 3 storey, 3 bedroom town house is situated in the exclusive Pelican court development, a stone's throw from Ludlow's castle square. Outside the property enjoys an enclosed rear courtyard and a paved seating area to the frontage and has a designated parking space. Accommodation having the benefit of gas fired central heating, is full of charm and character and includes Reception Hallway, Cloakroom, Open plan Lounge/Dining Room with Kitchen area, under stairs storage cupboard, first floor landing having 2 Double Bedrooms, family Bathroom, 2nd floor consists of Master Bedroom with En-suite. EPC C, Pets considered, no smoking. Minimum 12 Months Tenancy.

Rent: **£1,100 Per Month**



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBox

**Tenancies** Tenancies via Samuel Wood are normally on a Six Month Assured Shorthold Tenancy unless specified on the Front Page of the Brochure.

**Application forms** Available from any of our offices. NB. The submission of a referencing application is not guarantee of tenancy.

**Utilities** Tenants are responsible for payment of Council Tax and utility bills.

**Deposit and First Month's Rent** All tenants must provide these prior to signing the Tenancy Agreement. Cheque payments require a minimum of 5 days working to clear. Deposits are registered with The Tenant Deposit Scheme.

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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.